



# Meridian House, Roman Bank, Holbeach Clough

Holbeach, Spalding, Lincolnshire, PE12 8DJ

£475,000

## 4 Bedroom Detached House

- Freehold
- Immaculately presented throughout, showcasing timeless design, grand proportions, and a seamless flow between rooms, offering both sophistication and comfort.
- A statement welcome with an elegant staircase and spacious layout, setting the tone for the refined interiors beyond.
- Includes a large lounge with an exquisite Italian marble fireplace, a cosy snug room, a formal dining room, and a bright conservatory overlooking the gardens.
- The heart of the home, designed for modern family living and entertaining, with ample space for dining and direct access to the main living areas.
- A luxurious main bedroom suite with its own en-suite, plus three further generous double bedrooms and a beautifully finished family bathroom.
- Impeccably maintained grounds featuring manicured lawns, a large patio area for outdoor dining, and a charming vegetable garden enclosed by a white picket fence.
- EPC Rating - D, Council Tax Band - E



Click here to access the Energy Performance Certificate for Meridian House, Roman Bank, Holbeach Clough, Holbeach, Spalding, Lincolnshire, PE12 8DJ  
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Lincolnshire, PE12 8DJ

## Overview

This exceptional Georgian-style property offers a perfect blend of timeless elegance and modern comfort. Immaculately presented throughout, the home exudes quality and sophistication from the moment you step inside. With its grand proportions, elegant design, and beautifully landscaped gardens, this residence truly stands out as a remarkable family home.



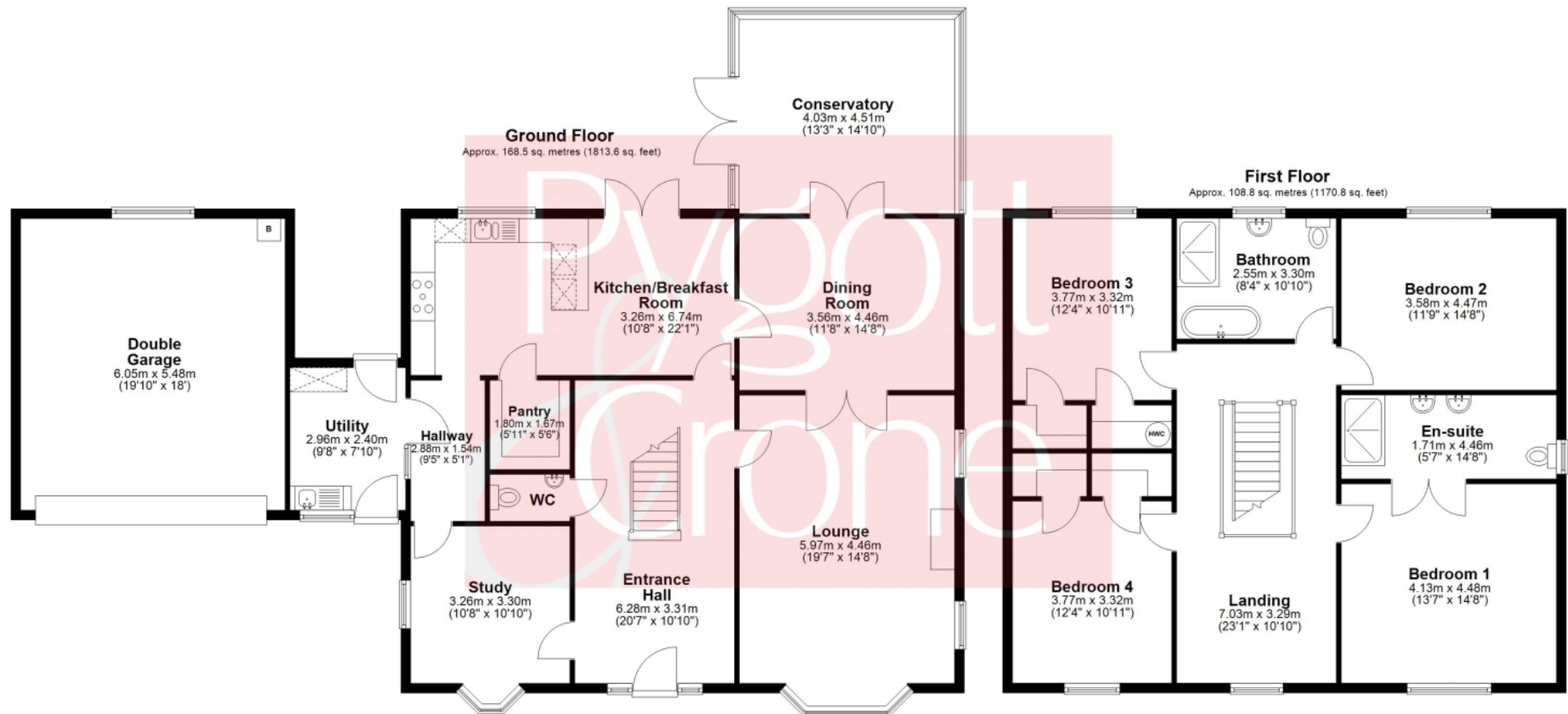
Upon entering through the impressive front door, you are greeted by a grand entrance hallway, setting the tone for the rest of the home with its graceful staircase and wonderful sense of space. The property flows beautifully throughout, offering a harmonious balance between formal and relaxed living spaces. The large lounge is a statement room, featuring an exquisite Italian marble fireplace as its centrepiece — the perfect spot for cosy evenings or elegant entertaining. A separate snug room provides a more intimate setting, ideal for reading or quiet relaxation. The heart of the home is the open-plan kitchen/diner, thoughtfully designed for modern living and family gatherings, complemented by a formal dining room for special occasions. To the rear, the conservatory bathes the space in natural light, offering lovely views across the gardens and providing seamless indoor-outdoor living. A sweeping galleried landing enhances the sense of grandeur and leads to the beautifully proportioned bedrooms. The main bedroom suite enjoys its own luxurious en-suite bathroom, creating a peaceful retreat. There are three further double bedrooms, all tastefully decorated, and a stylish family bathroom serving the rest of the household.

The exterior of this property is just as impressive as the interior. The meticulously maintained gardens demonstrate exceptional attention to detail, featuring manicured lawns, well-stocked borders, and a large patio area perfect for al fresco dining and entertaining. Steps lead gently down to the main lawn, while a charming vegetable garden, enclosed by a classic white picket fence, adds a touch of countryside charm. The property enjoys open field views, enhancing the sense of peace and privacy. The property offers ample off road parking, which leads to a spacious Double Garage, complete with Electric charging point and water softener.

This Georgian-style home is immaculate in every sense — from its elegant interiors to its beautifully landscaped gardens. Offering generous accommodation, refined character and a superb flow throughout, this property must be seen to be truly appreciated.







Total area: approx. 277.3 sq. metres (2984.4 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.



## Location



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is on the market with our Spalding branch

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